



County of Fairfax, Virginia

MEMORANDUM

DATE: December 5, 2008

TO: Board of Supervisors

FROM: James P. Zook, Director
Department of Planning and Zoning

SUBJECT: Tysons Corner Plan Amendment

At the request of the County Executive, I am providing a status report and description of actions currently underway to complete the Comprehensive Plan amendment for Tysons Corner. As you know, on September 22, 2008 the Board accepted the reports of the Tysons Land Use Task Force and referred them to the Planning Commission and staff to develop the detailed Comprehensive Plan text. The Board asked at that time that the preparation of the detailed Comprehensive Plan text be guided by the Areawide Recommendations report of the Tysons Task Force, the population and employment forecasts of future growth for Tysons developed by George Mason University's Center for Regional Analysis (CRA), and the transportation, public facilities and economic impact studies being conducted by staff and consultants. The Board requested that the development of the new Plan for Tysons be done in coordination with the Tysons Task Force and its Draft Review Subcommittee.

Staff is implementing the Board's direction by conducting several concurrent activities that are designed to develop detailed Plan text for consideration as quickly as possible. We fully recognize that property owners and the community have been patiently awaiting and participating in this important planning process and that it is critical that we have a revised Comprehensive Plan in place to guide development around the Metro stations that will be constructed and operational in the next few years. Activities currently underway include the following:

1. Developing draft Areawide Comprehensive Plan text based on the Tysons Task Force's Areawide Recommendations report. Staff has reviewed the Task Force's report and identified areas where additional guidance will be needed. For example, based on the final transportation analysis it is anticipated that the areawide recommendations will be revised to set specific targets for transit usage. Once findings from the transportation and public facility analyses are available the initial draft of the Areawide Plan text can be completed. We anticipate that this initial draft will be completed in January, soon

Department of Planning and Zoning
Director's Office
12055 Government Center Parkway, Suite 700
Fairfax, Virginia 22035
Phone 703-324-1325 FAX 703-324-3337
www.fairfaxcounty.gov/dpz/



thereafter this draft can be refined as other parts of the Plan are completed.

2. Developing District Comprehensive Plan text based on the Tysons Task Force's Recommendations report. The Task Force's report identified eight districts that should be the framework for Plan guidance for grouping of parcels, called "Land Units" and "Sub-units" in the current Plan. Staff is developing this district level text based on the planning principles established by the Task Force and the need to tailor the Areawide guidance to the site conditions and characteristics of each district or neighborhood. The District Plan text will be integrated with the Areawide recommendations to provide a complete draft Plan for Tysons. This draft will enable staff and others to review the draft Plan text and identify any potential conflicts between Areawide and district level Plan guidance.
3. Conducting an analysis of potential impacts on public facilities based on the CRA growth forecasts for Tysons. Various county agencies and utility providers have been provided with the CRA forecast data for 2020, 2030, 2040 and 2050 and have been asked to estimate future public facility needs. These agencies have also been asked to estimate capital and operating costs for each time period along with the type of funding and proposed facility locations, if any. While most of these providers provided public facility impact information as part of the analysis of alternatives conducted under the auspices of the Task Force, this current review will be based on the forecast data rather than the theoretical buildout of the proposed Plan recommendations. It is anticipated that staff will have preliminary results from public facility/utility providers later this month.
4. Conducting a detailed analysis of transportation impacts. The county's transportation modeling consultant Cambridge Systematics is conducting an analysis of transportation impacts based on the CRA growth projections. This analysis will focus most heavily on the 2030 forecast because that is the time period established for the adopted regional transportation network but will look at other time periods as well. The purpose of this analysis is to understand how future growth might impact transportation and the measures that will be needed to mitigate these impacts. This analysis is perhaps the most critical element in developing a Plan that will take full advantage of the four new Metro stations while demonstrating how traffic can be accommodated through such features as a new grid of local streets, improved access into Tysons, and various intersection and other roadway improvements. This study will also look at how other transportation modes can be improved and integrated into the new Plan for Tysons. It is anticipated that preliminary transportation findings will be given to staff in January with more detailed results presented in February or March with a final report completed by April or May. This final report will be the basis of the "527" Traffic Impact Analysis that we anticipate will be submitted to the Virginia Department of Transportation.
5. Developing an approach to link future development to the growth forecasts. We expect that as preliminary transportation findings are available after the first of the year, we

can begin to develop phasing and implementation strategies for consideration based on these findings as well as those from the public facilities impact analyses. This will lead to further refinement of the draft Plan leading to Plan amendment text that can be advertised for a public hearing before the Planning Commission.

On November 5, 2008, the Planning Commission formed a special Tysons Committee to provide leadership to this effort and a forum that can continue the open public process conducted by the Task Force. The Tysons Committee is chaired by Walter Alcorn (At-Large Commissioner), and includes Frank de la Fey (Hunter Mill District), Kenneth Lawrence (Providence District), Jay Donahue (Dranesville District) and Rodney Lusk (Lee District). The Planning Commission Committee was given a briefing by the Tysons Task Force on November 19, 2008. On December 4, 2008, the Committee received presentations from several property owners in Tysons to gain an understanding of their plans for future development. Additional meetings with property owners as well as representatives from residential communities in and around Tysons will be held on December 11 and 17, 2008. The Committee has reviewed and discussed the process and work elements needed to develop a completed draft proposed Comprehensive Plan for Tysons that could be the subject of a Planning Commission public hearing by July of 2009. This would enable the Board of Supervisors to consider this new proposed Plan after the August recess. Staff will work closely with the Planning Commission to meet this schedule and to avoid any conflicts with the consideration of the 2008-2009 North County Area Plans Review items that are to be scheduled for public hearings during this same timeframe.

The activities being undertaken by staff are designed to bring forward for consideration a complete new proposed Comprehensive Plan for Tysons Corner. While the Task Force has suggested that this process might be expedited by considering the Areawide Plan text first (to be followed thereafter with the District Plan text) we do not feel that this approach is feasible. The adoption of Areawide text by itself, assuming that the current district and subarea guidance remained unchanged, would result in numerous conflicts in Plan guidance for such critical things as land use, intensity, and building heights. These conflicts could make the review of development proposals extremely difficult for staff and the applicants. It is important that both the Areawide and District elements be integrated into one cohesive plan for Tysons Corner.

Recognizing the importance of this effort and the need to move quickly so as to be in a position to provide the best opportunity to integrate new development in the best possible location to interface with planned Metro station platforms, we are moving forward with amendments to the Zoning Ordinance that will allow consideration of development proposals at intensities higher than those currently allowed in the PDC and PRM Districts. We also intend to follow up on the meetings that are currently being held by the Planning Commission Committee with area property owners and offer to meet with those property owners who are interested in filing rezoning applications in the near term. This will help us to better understand their proposals and to determine how and when dialogue on development proposals should be initiated and whether there is interest in having the initial review started, while the new Plan text for Tysons is being developed for consideration by the Planning Commission and Board of Supervisors.

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In addition, DPZ and FCDOT staff will provide support to the work of the Planning Commission Committee and we will continue the important public information and outreach efforts started by the Task Force by using our website to provide information and access to documents. I have asked Walter Alcorn and the Planning Commission to provide the Board with periodic status reports so that you and your office can stay informed of activities associated with this important Plan amendment. If you have any questions, please feel free to contact me or Fred Selden, Director of the Planning Division. Fred can be reached at 703-324-1262; my phone number is 703-324-1325.

cc: Walter Alcorn, Chair, Planning Commission Tysons Committee
Clark Tyler, Chair, Tysons Land Use Task Force
Anthony H. Griffin, County Executive
Robert A. Stalzer, Deputy County Executive
Kathy Ichter, Director, Department of Transportation
Fred R. Selden, Department of Planning & Zoning